



Architectural Review Board Agenda Report

Meeting Date 5/17/2017

DATE: April 26, 2017

Files: AR 17-17

TO: Architectural Review and Historic Preservation Board

FROM: Shannon Costa, Assistant Planner (879-68070, shannon.costa@chicoca.gov)
Community Development Department

RE: Conceptual review of proposed two story apartment complex at 1991 Humboldt Road, APN 002-110-034

REPORT IN BRIEF

The applicant requests that the Board review a conceptual site plan of a proposed two-story apartment complex for consistency with the Design Guidelines. Consistent with Chico Municipal Code (CMC) section 19.18.050.D, the purpose of preliminary consultation is to advise the project applicant of applicable development standards, design guidelines, and other specific design criteria that may affect the design of the project. There are policies in the City's Design Guidelines which generally call for front entries and windows to face the street and sidewalk. In this case, front entries are orientated to face Little Chico Creek to engage the natural environment. Before investing in a formal submittal, the applicant would like to know if the proposed site planning concept is acceptable.

RECOMMENDATION

Staff recommends that the Architectural Review Board consider the applicant's proposal, and indicate whether or not it supports the proposed site planning concept. No formal action is needed at this time.

BACKGROUND

The applicant proposes to construct a new two-story, 24-unit apartment complex at 1991 Humboldt Road (see **Attachment A**, Location Map). The site is currently designated Low Density Residential on the City of Chico General Plan Land Use Diagram, and zoned R1 (Low Density Residential).

The proposal would require a General Plan Amendment changing the land use designation of the project site to Medium Density Residential (MDR) and the zoning for the project site to R3 (Medium Density Residential).

The proposed project would be situated on a 1.4-acre (ac) parcel located between Humboldt Road to the north and Little Chico Creek to the south. The project would include the construction of 12 two-story residential units (24 units total) and three detached garage buildings with storage space. The garages would be built along Humboldt Road and the residential buildings would be built along the southern boundary of the project site to provide direct visual access to Little Chico Creek (see **Attachment B**, Conceptual Site Plan and **Attachment C**, Project Description).

The conceptual architectural design includes design elements intended to create a mountain lodge building style (see **Attachment D**, Conceptual Elevations).

CONSIDERATION FOR BOARD'S REVIEW

The proposed project would include the construction of garages along Humboldt Road to allow for the residential buildings to be constructed along Little Chico Creek. Constructing, or orienting, the garages along Humboldt Road would not advance Design Guidelines (DG) that encourage pedestrian friendly design such as DGs 4.1.11 and 4.1.13 which encourage entries and windows that face the street and sidewalk. However, orientating the proposed residential buildings toward Little Chico Creek would be consistent with DGs 1.1.11, 1.1.12, 1.1.26, 1.1.41, and 4.1.21 as well as General Plan Action CD-2.1.4, which encourage development to create and maintain visual relationships with the natural environment, particularly creekside greenways. Also, Chico Municipal Code section 19.70.060.B.1 requires parking areas to be located to the rear or side of the parcel, or appropriately screened from public view to minimize the visual impact of vehicles.

REFERENCED DESIGN GUIDELINES AND GENERAL PLAN POLICIES

DG 1.1.11 - Incorporate recognizable design elements that relate to the immediate neighborhood or community, including uninterrupted vistas of the natural environment.

DG 1.1.12 – Consider view vistas and the natural environment surrounding a project site early during the conceptual design stages.

DG 1.1.13 – Reinforce a pedestrian-friendly environment regarding building placement an orientation.

DG 1.1.14 – Minimize views of automobiles from the public right-of-way by locating the majority of parking areas and major driveways to the rear or side of sites wherever feasible.

DG 1.1.26 - Heighten the visual prominence of creeks to establish a sense of orientation and identity within the City.

DG 4.1.11 All Types – Create a sense of community with residential building designs oriented to the pedestrian by incorporating porches, entries, stoops, and windows that face the street and sidewalk.

DG 4.1.13 MFR- Orient multiple-family residential development to the street and pedestrians.

DG 4.1.15 All Types – Avoid monotonous streetscape for projects with two or more buildings by altering building setbacks or by variations in massing

DG 4.1.21 All Types – Maintain views from residential units, common buildings, and /or streets to Creekside greenways and other designated open space. Minimize the location of buildings that block views to Creekside greenways and other designated open space areas.

DG 4.1.63 All Types – Carports and garages should be custom designed to complement the project architecture in terms of design, materials, and colors.

GP Action CD-2.1.4 (Creek Views and Access) – As part of the design review of development and capital projects improve the visual and recreational public access to creeks.

PUBLIC CONTACT

Public notice requirements are fulfilled by placing a notice on the project site and by posting of the agenda at least 10 days prior to the ARHPB meeting.

ATTACHMENTS

- A. Location Map
- B. Conceptual Site Plan
- C. Project Description
- D. Conceptual Building Elevations

DISTRIBUTION

Shannon Costa, Assistant Planner
Files: AR 17-07

External (2)
Russell Gallaway Associates, 115 Meyers Street, Chico, CA 95928
Tom Van Overbeek, 10163 Miguelito Road, San Jose, CA 95127



AR 17-17
 1991 Humboldt Road
 APN 002-110-034-000

HUMBOLDT ROAD

APN 002-110-034

FOREST AVE

CONCEPTUAL ONLY

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MAR 15 2017

LITTLE OHIO CREEK
PLANNING SERVICES

TRUE

PROJECT

0 15' 30' 60'

SCALE: 1" = 30'-0"



March 1, 2017

City of Chico Planning Department
P.O. Box 3420
Chico, Ca. 95924

RE: **GPA and Re-Zone**
Forest Avenue and Humboldt Road
Chico CA 95926
APN: 002-110-034

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CITY OF CHICO
PLANNING SERVICES

Dear Reviewing Planner,

It is with pleasure that I take this opportunity to provide you the following narrative for the proposed Re-zone and G.P.A. of the aforementioned project. This description only applies for the conceptual review of the site plan and building massing. Where appropriate, the following narrative references the City of Chico Design Guidelines from the applicable Chapters 1 and 2

Brief History

The site is largely undeveloped with a small residence on the east side. As verified with the Phase 1 Environmental Report, there is no known previous development on site. The site is near Little Chico Creek, but is not contiguous to the water way. There is approximately 30 feet of city owned property at the northeast end and 100 feet at the southwest end between this parcel and the Little Chico Creek.

Building Program

It is proposed that the site will be developed as medium density, multi-family residential.

Proposed Architectural Elements

Initial concepts for an exterior style were "lodge/ mountain", but this is subject to change as the design progresses. The main purpose of this conceptual review is to address building placement and site layout. In this case 2 portions of the City of Chico Design Guidelines are in direct conflict with each other. The site forces a decision to be made between DG 1.1.1 (reinforcing the creek) and 4.1.12 (minimizing garages). As proposed, the choice has been made to orient the homes to the creek. This requires that parking be placed on the street side, somewhat contrary to DG 4.1.12 and 4.1.13. The owner would like to have private enclosed garages for a portion of his required parking. This created a unique opportunity to partially conceal the parking (and garage doors) from the road way, creating a "parking courtyard" so to speak. This lessens some of the undesirable components associated with DG 4.1.12.

Applicable City of Chico Design Guidelines Objectives

Chapter 1

DG 1.1.1- Reinforce the positive qualities of the sites surrounding built or natural environment.

The residences are located on the creek (south) portion of the site with interaction and social spaces on the creek side of the units. Access to the creek is mentioned at the 'outside' of the units along the property lines. On the east side this will align with the city property. This arrangement allows for greater enjoyment from the residents, additional "eyes on the creek", and greater opportunity to monitor and maintain a riparian habitat along the creek's edge.

DG 1.1.13-Reinforce a pedestrian-friendly environment regarding building placement and orientation.

There are little existing pedestrian ways at this location. There is currently no sidewalk or public creek access. The project would provide public street sidewalk and private pedestrian circulation throughout the units and Creekside social space. Pedestrian access is featured adjacent to the city own property on the east of the site.

DG 1.1.14-Minimize views of automobiles from the public right of way.....

As proposed the garages would screen most of the visibility of the parking area. The current thought for these garages is to enhance the

architectural features of the street side by including elements such as green walls, roof articulation (including dormers) and enhanced landscape.

DG 1.1.26- Heighten the visual prominence of creeks to establish a sense of orientation and identity within the City.

The units will separate the street from the creek to some extent. Any site development at this location will. The intent is to provide visual corridors at select locations where public access may warrant. This is specifically at the east side of the property.

DG 1.1.27- Consider new transit stops for residential.....

There is currently a bus stop on the west side of Forest at Humboldt. The project is open to consideration of additional stops, but it is assumed that due to the proximity of existing facilities it will be deemed adequate by BCAG.

DG 1.1.31- Consider usable public space early in the design phase.....

The project proposes larger social spaces along the creek. These spaces are contiguous with the riparian condition at the creek and therefore seem larger with enhanced view sheds.

DG 1.1.32- Define pedestrian gathering areas with architectural elements.....

As the exterior design is refined architectural elements will be created at key pedestrian areas.

DG 1.1.35- Include architectural or site design features to enhance safety and surveillance.

A long used practice of "eyes on the creek" will assist in monitoring and maintaining safety.

DG 1.1.41- Sensitively integrate riparian corridors in site design for active and passive amenities.

If initial site layout is approved as proposed, it lays the foundation for the aforementioned design to be addressed and detailed.

DG 1.1.42- Create "useable" Parks and Open space areas.....

If initial site layout is approved as proposed, it lays the foundation for the aforementioned design to be addressed and detailed.

Chapter 4- *Additional components of this section will be integrated after conceptual review and approval.*

DG 4.1.13- *It is interpreted that the relationship to the creek supersedes this requirement.*

DG 4.1.15- *Avoid monotonous streetscape.....*

This is accomplished through building placement and hierarchy with the design as proposed.

DG 4.1.21- *Maintain views from residential units, common buildings to Creekside greenways.....*

This is the primary purpose of the proposed design- provide view sheds and access to the greatest amount possible.

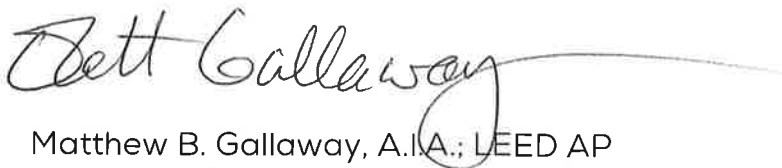
DG4.1.23- *Design buildings with a variety of building masses to avoid a monotonous or institutional appearance.*

This is paramount to the working design and massing.

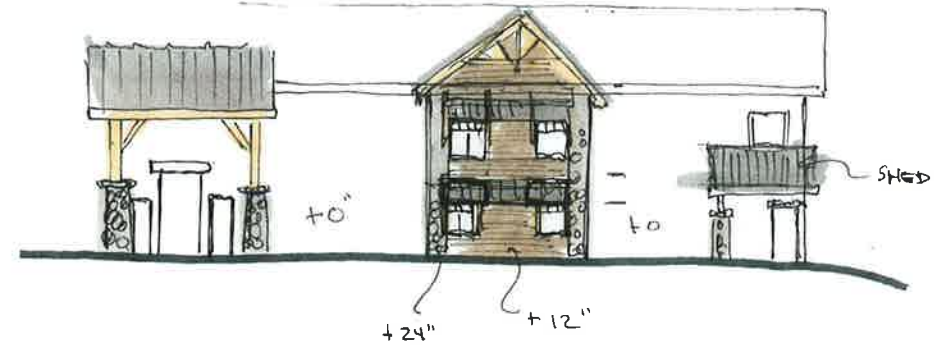
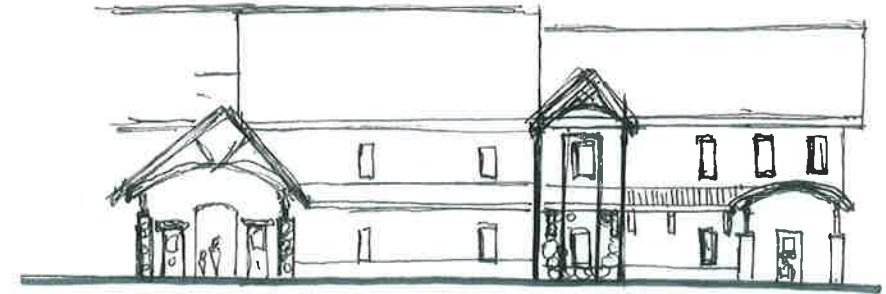
DG 2.1.27- *Minimize views of parking areas to allow the architectural significance of the buildings and landscaping to take precedence.*

Thank-you for your thoughtful consideration.

Sincerely,

A handwritten signature in black ink that reads "Matt Gallaway". The signature is written in a cursive, flowing style with a long horizontal line extending from the end of the name.

Matthew B. Gallaway, A.I.A.; LEED AP
President -Russell, Gallaway Associates, Inc.



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THE HUMBOLDT APARTMENTS

EXTERIOR CONCEPTS

Attachment D



r · g · a
architecture + engineering

RUSSELL GALLOWAY ASSOCIATES inc.

115 MEYERS STREET
SUITE 110
CHICO, CA 95928
530 342 0302

www.rgachico.com

PROJECT
HUMBOLDT APARTMENTS

OWNER
TOM VAN OVERBECK

PROJECT ADDRESS
1991 HUMBOLDT ROAD CHICO, CA 95928

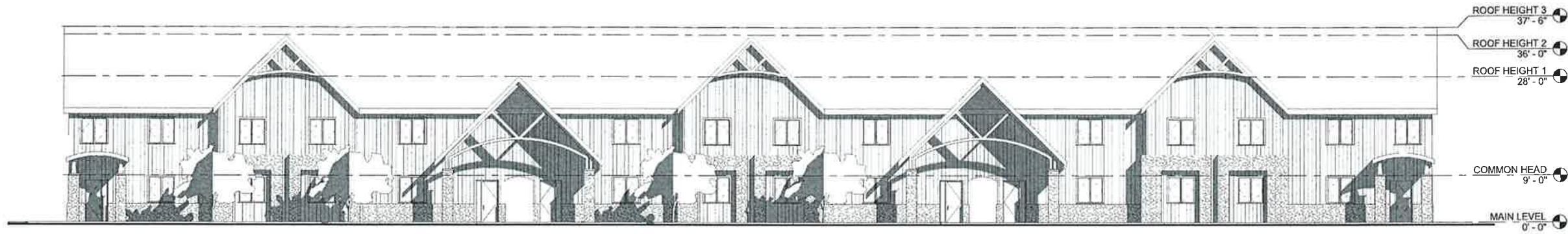
ASSESSORS PARCEL NUMBER
002-110-034



RGA PROJECT #	16-615
PLAN CHECK #	Project Status
DRAWN	M.GRAVANCE
CHECKED	M.GALLOWAY
STATUS DATE	2007.02.13
REVISION DATE	

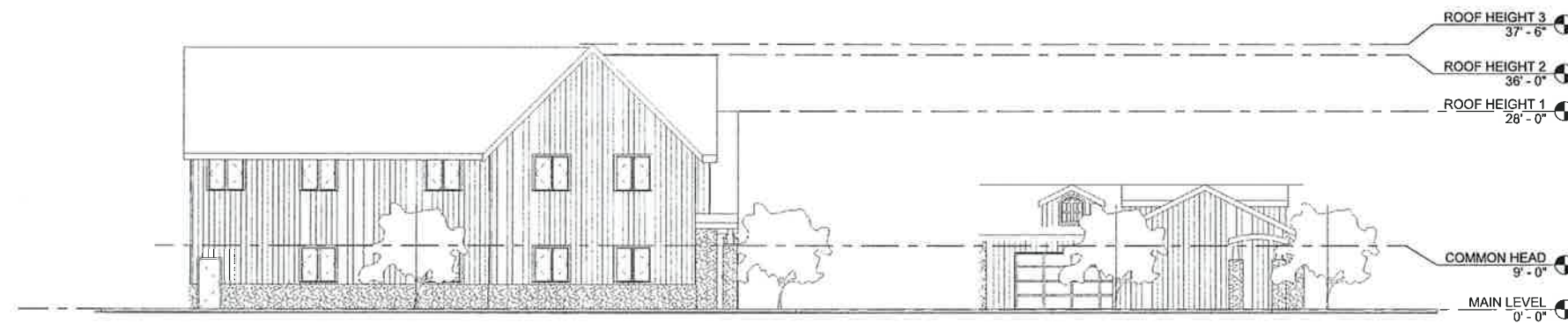
ELEVATIONS

ARB-2
Attachment D



CONCEPTUAL ONLY

CC - NORTH ELEVATION
SCALE: 3/32" = 1'-0"



CONCEPTUAL ONLY

BB - EAST ELEVATION
SCALE: 3/32" = 1'-0"



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AA - PERSPECTIVE VIEW
SCALE: NO